

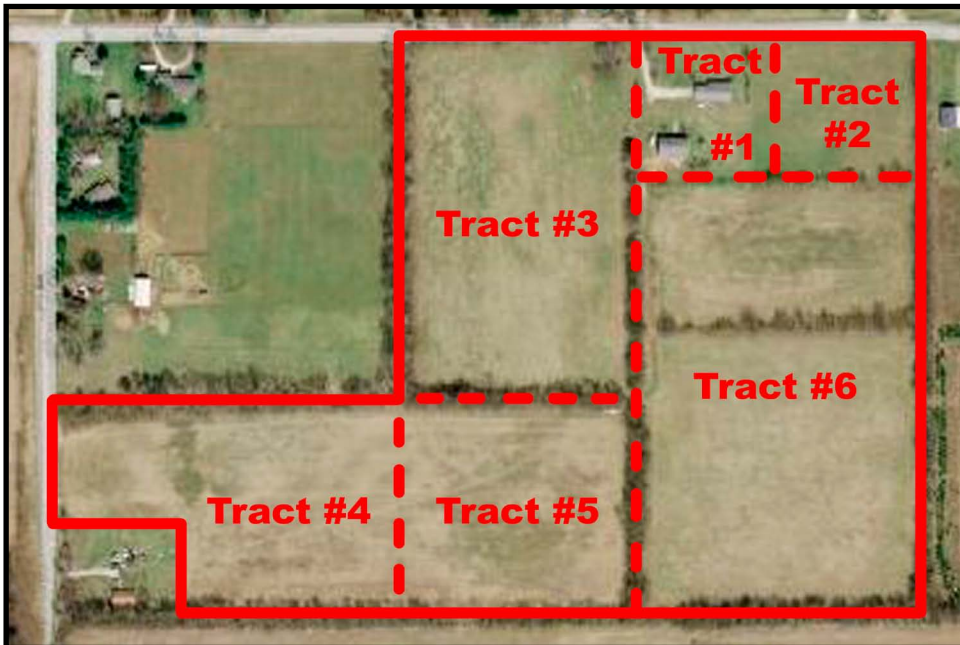
# FARM REAL ESTATE AUCTION

Located 1½ miles east of Sturgis, MI city limits on US 12 to Plumb School Rd., then north ¼ mile to Lafayette St., then east ¼ mile to sale on:

**Saturday, February 4, 2012**  
**Beginning at 10:30 a.m.**

**OPEN HOUSE: Saturday, January 14, 2012**  
**from noon until 3 p.m. or by appointment.**

43-acre farm with buildings situated in the N½ of the NW¼ of Section 4, Fawn River Twp., St. Joseph County, MI. Farm will be offered in 6 tracts and any combination of tracts or as a unit.



**Tract #1:** 2.50 acres with buildings consisting of a 1-story, 3-bedroom home with 2 baths plus finished walkout basement & attached 2-car garage plus nice pole barn.

**Tract #2:** 2.50-acre building site with 330' of road frontage on Lafayette St.

**Tract #3:** 10-acre building site, all tillable with approximately 500' of road frontage on Lafayette St.

**Tract #4:** 7.2 acres, all tillable with approximately 232' of road frontage on Plumb School Rd.

**Tracts #5 & #6:** 6-acre and 15-acre swing tracts, must be bought by adjoining property owners.

**Auctioneer's Note:** This is an ideal property with excellent location just a short distance from the Sturgis, MI city

limits and east of Sturgis Middle School on Lafayette St.

**Terms:** 10% down day of sale with balance in 30 days. Real estate taxes to be prorated as of closing date. Possession on final settlement. Seller reserves the right to accept or reject any and all bids.

**For more information, call Jerry Grogg Inc. at 260-463-2828 or 1-800-548-9905 or Prudential One Realty in Sturgis, MI at 269-659-7653.**

**Sandra L. (Ronald J.) Yake, owner**

**See our upcoming auctions at [www.jerrygrogg.com](http://www.jerrygrogg.com)**



Jerry O. Grogg	AU01002223	LaGrange	260-499-0474
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